



401 9th Street, NW
Washington, DC 20576
Suite 500, North Lobby
Tel: 202 482-7200
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www.ncpc.gov

July 27, 2004

Dear Offeror:

The National Capital Planning Commission is seeking architectural firms with expertise in urban design and open space planning to prepare an open space framework plan and recommend open space initiatives specific to federal interests in the South Capitol Street corridor of the District of Columbia. The presolicitation notice for the South Capitol Street Federal Interest Open Space Study, NCPC-04-01, is available on the Federal Business Opportunities (FedBizOpps) website.

In response to numerous requests, the Scope of Work for NCPC-04-01 is attached. Please note that this notice is NOT a REQUEST FOR PROPOSALS. A Request for Proposals will be issued after the project team evaluates the SF 330, Architect-Engineer Qualifications Statements submitted in response to the presolicitation notice.

Architect-Engineer Firms will be evaluated based on the following criteria:

- Professional qualifications necessary for satisfactory performance of required architectural services.
- Specialized experience and technical competence in urban design and open space planning.
- Capacity to accomplish the work in the required time.
- Past performance on contracts with Government agencies and private industry in terms of cost, control, quality of work, and compliance with performance schedules.
- Location of the firm in the general geographical area of the project and knowledge of the locality of the project.
- Participation of small businesses (e.g. Woman Owned Small Business, HubZone Small Business, Veteran Owned Small Business), small disadvantaged businesses, and historically black colleges and universities, or other minority institutions, in the proposed contract team, measured as percentage of the estimated effort.
- Cost

The cost of the requirement is estimated not to exceed \$98,000.

Please contact me at 202-482-7235 or angela.roach@ncpc.gov if you have questions regarding the information contained in this notice.

Sincerely,

Angela K. Roach
Contracting Officer

Enclosure

Scope of Work

South Capitol Street Federal Interest Open Space Study

National Capital Planning Commission

July 22, 2004

Background

South Capitol Street was identified in NCPC's *Extending the Legacy Plan* (1997), as having the potential to be transformed into one of the great urban boulevards of the world through a redevelopment strategy that incorporates new civic spaces, national memorials and parkland into a vibrant, mixed-use commercial, institutional and residential district. The concept of locating national monuments, memorials and museums on South Capitol Street was reinforced in NCPC's *Memorials and Museums Master Plan* (2001). South Capitol Street has been the subject of an intensive planning effort, including NCPC's *South Capitol Street Urban Design Study* (2003) and the District of Columbia Department of Transportation's *South Capitol Gateway and Corridor Improvement Study* (2003). These plans are available on the NCPC web site:

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The District of Columbia Office of Planning's *Anacostia Waterfront Initiative Framework Plan* highlights South Capitol Street as a critical component of the waterfront revitalization strategy. In November 2003, NCPC and the Office of Planning sponsored an Urban Land Institute (ULI) Advisory Panel to review these studies, to examine market realities, and to advise federal and local planners on ways to move from studies to action. The ULI panel's *South Capitol Street Corridor, Washington, DC Implementation Plan* report summarizes key findings which include the following:

- South Capitol Street should be designed as a grand national boulevard.
- Market forces moving rapidly into the corridor do not support this vision. Action is needed to ensure that redevelopment of the corridor is coordinated and timely.
- The planning and design of South Capitol Street requires a strong federal presence to ensure the federal interests and national significance of this street and national gateway, and to secure the significant federal resources required to rebuild the street and bridge.

The planning, design and implementation of the redevelopment of South Capitol Street must balance the federal facilities needs in this corridor, the national significance of this gateway to the nation's capital with the goals of satisfying transportation requirements and accommodating economic development while developing a viable urban street and a revitalized neighborhood.

Federal Interest

On May 5, 2004 the Chairman of the National Capital Planning Commission appointed a South Capitol Street Task Force to advance the planning and implementation of the Commission's long-range vision for the revitalization of South Capitol Street. The major "charge" of the Task Force to ensure that the planning, design and implementation of the redevelopment of South Capitol Street is appropriate to the federal interest and national significance of this corridor. Federal interests include:

- Ensuring South Capitol Street is designed as a grand boulevard in a manner worthy of the national significance of this corridor.
- Ensuring an Anacostia River gateway appropriate to this national significance.
- Providing public open space commensurate with this level of national significance by including sufficient space for major public plazas, parkland and other amenities.
- Providing a setting for future national monuments, memorials and museums.
- Ensuring the access and development requirements of the Capitol complex, the Navy Yard, the new Department of Transportation headquarters and the other existing federal facilities in the corridor.
- Accommodating the development of future federal facilities within a mixed-use precinct including developing commercial, residential uses and other support uses along the South Capitol Street and within the corridor.
- Ensuring the development along South Capitol Street meets the level of design appropriate for this gateway to the nation's capital.
- Providing leadership and resources in coordinating federal interests with the District of Columbia.
- Ensuring accountability for and coordination of federal investments.

Definition of the Study Area

The project study area is defined by the squares fronting on South Capitol Street from the jurisdiction of the Architect of the Capitol on the north to the Anacostia River on the south.

Study Time Frame

This study shall be completed 12 weeks from receipt of Notice to Proceed.

Scope of Work

Task 1: Prepare project work plan.

Review prior studies and summarize key principles.

Time frame: Weeks 1 – 2

Deliverable: Detailed project work plan and work schedule (Week 1)
Summary of key principles (Week 2)

Task 2: Prepare a design analysis of the South Capitol Street corridor, resulting in the identification of an open space framework appropriate to the national significance of this gateway to the nation's capital.

- Summarize existing conditions, major issues, federal aspirations and principles.
- Develop an open space framework for the South Capitol Street corridor.
- Prepare design concepts for significant South Capitol Street intersections, including M Street and Potomac Avenues.
- Prepare design concepts for the South Capitol gateway park linking South Capitol Street and the new bridge.
- Identify sites (size and configuration), and develop criteria for the design and development of public plazas, parks, memorials, and other amenities.

Work will include the identification of generic memorial site opportunities but will not include the preparation of design concepts for specific memorials.

Time frame: Weeks 2 - 8

Deliverables: Design analysis (Week 4)
Preliminary South Capitol Street open space concepts (Week 4)
Final open space concepts (Week 6)
Preliminary concepts for intersections, the gateway park, and bridge landing (Week 6)
Final (preferred) concepts (Week 8)
Site identification and criteria for the design and development of public plazas, parks, memorials, and other amenities (Week 8)

Task 3: Identify sites and acquisition strategies for the development of open space, including the gateway park and future memorials sites appropriate to the national significance of South Capitol Street and this gateway to the nation's capital.

- Identify land acquisition required to achieve the above identified urban design and open space concepts
- Recommend near and long term implementation actions

Time frame: Weeks 7 - 8

Deliverable: Summary of required land and recommended implementation actions (Week 8)

Task 4: Based on the findings and recommendations of the above tasks, review other local development plans to identify potential opportunities, conflicts and/or areas where further coordination is needed.

Time frame: Weeks 9 - 10

Deliverable: Final comments and recommendations (Week 10)

Task 5: Prepare visual simulations illustrating recommended urban design and open space concepts. Prepare a final document including all deliverables in 8 ½ x 11 hardcopy. Provide report in electronic format. Provide all graphic deliverables in digital format.

Time frame: Weeks 11 - 12

Deliverable: Visual simulations (Week 12)

Final report (25 copies) and CD-ROM (Week 12)

Study Progress and Project Coordination

- Consultant shall attend bi-weekly progress meetings with staff of the National Capital Planning Commission.
- Consultant shall prepare a monthly status memorandum to accompany all invoices.
- All interaction with NCPC's federal facilities consultants will be coordinated by staff of the NCPC.
- All interaction with DCOP, DDOT and their consultants will be coordinated by staff of the National Capital Planning Commission.
- Monthly presentations are required to the South Capitol Street Task Force.
- A final study presentation is required to the Commission. (The Commission requested the Task Force to report to the Commission at the October 2004 meeting.)

South Capitol Street Federal Interest Open Space Study

Supplies or Services and Prices/Costs

<u>Services</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Total Price</u>
Task 1: Prepare Project Work Plan/ Project Orientation	1 Lot	\$ 8,000	\$ 8,000
Task 2: Prepare Design Analysis/ Open Space Framework	1 Lot	\$ 40,000	\$ 40,000
Task 3: Identify Sites and Acquisition Strategies	1 Lot	\$ 5,000	\$ 5,000
Task 4: Review Local Development Plans	1 Lot	\$ 10,000	\$ 10,000
Task 5: Prepare Visual Simulations/ Prepare Final Report	1 Lot	\$ 15,000	\$ 15,000
Reimbursable Costs	As Expended NTE	\$ 20,000	\$ 20,000
Total (All Phases and Reimbursables)	NTE	<u>\$ 98,000</u>	<u>\$ 98,000</u>

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